

- (4) Hazardous waste treatment facilities in any agricultural or industrial zone, subject to Land Development Code Section 141.1002.
- (5) Helicopter landing facilities, except in agricultural zoned areas of the Coastal Overlay Zone that are in the 100-year floodplain, subject to Land Development Code Section 141.0610.
- (6) Sports arenas and stadiums except in the agricultural zoned areas of the Coastal Overlay Zone, subject to Land Development Code Section 141.0622.
- (7) Very heavy industrial uses, subject to Land Development Code Section 141.1007.

(Added 7-14-2003 by O-19197 N.S.)

§103.0106 Initiation of Planned District Amendments

The establishment, repeal, change in boundaries or change in development controls of a planned district may be initiated as follows:

- (a) The City Council or the Planning Commission may initiate the matters listed above by resolution.
- (b) Property owners that may be affected by the planned district regulations may file a petition with the City Manager. The petition must contain the signatures of the owners of at least 50 percent of the land located within the proposed or existing planned district.

(Added 4-7-1998 by O-18484 N.S.; effective 1-1-2000.)

§103.0107 Additional Notice

In addition to the persons entitled to be mailed notice as set forth in Section 111.0302(b), the City shall mail a Notice of Public Hearing to the owner of each parcel of land within the boundaries of the proposed Planned District in accordance with Section 111.0302, no later than ten (10) working days before the date of the public hearing.

(Added 4-7-1998 by O-18484 N.S.; effective 1-1-2000.)

§103.0108 Decision Process

- (a) The establishment, repeal, change in boundaries or change in development controls of a Planned District may be approved or denied by the City Council in accordance with “Process Five”.
- (b) Planning Commission Recommendation.
 - (1) After the conclusion of a public hearing, the Planning Commission may recommend to the Council by affirmative vote of not less than a majority of its total voting members, the adoption of a Planned District Ordinance which will accomplish one or more of the following:
 - (A) Incorporate all or a portion of the property requested to be placed in the Planned District and impose development controls.
 - (B) Change the boundaries, as set forth in said notice, of an established Planned District and, when appropriate, impose development controls.
 - (C) Change the development controls of an established Planned District.
 - (D) Repeal the Planned District.
 - (2) In lieu of recommending adoption of an ordinance to accomplish one or more of the actions as set forth in Section 103.0108, the Planning Commission may recommend denial of the petition or proposal.
 - (3) The Planning Commission may recommend that the City Council adopt, change or repeal, any or all of the development controls listed in Section 103.0103.
 - (4) All recommended development controls shall recognize and reflect the special goals, objectives, requirements, criteria and standards of the adopted plans referred to in Section 103.0102.
- (c) City Council Decision.
 - (1) At the conclusion of the public hearing, the City Council may take such action as it deems to be in the public interest as to the inclusion of